

044.A

0007

0074.2

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

865,600 / 865,600

USE VALUE:

865,600 / 865,600

ASSESSED:

865,600 / 865,600


**Patriot**  
Properties Inc.
**PROPERTY LOCATION**

No	Alt No	Direction/Street/City
74		PARK ST, ARLINGTON

**OWNERSHIP**

Unit #: 2

Owner 1: TEDESCO PHILIP E &amp;

Owner 2: MCCARTY MAUREEN

Owner 3:

Street 1: 74 PARK ST UNIT 2

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

**PREVIOUS OWNER**

Owner 1: RECH DANIEL &amp; FOSTER TIFFANY -

Owner 2: -

Street 1: 74 PARK ST UNIT 2

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02474

**NARRATIVE DESCRIPTION**

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 2007, having primarily Clapboard Exterior and 2838 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

**OTHER ASSESSMENTS**

Code	Descrip/No	Amount	Com. Int

**PROPERTY FACTORS**

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

**LAND SECTION (First 7 lines only)**

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	8025												G10				

**IN PROCESS APPRAISAL SUMMARY**

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	865,600			865,600		310468
							GIS Ref
							GIS Ref
							Insp Date
							05/31/18

**PREVIOUS ASSESSMENT**

Parcel ID: 044.A-0007-0074.2

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	102	FV	865,600	0	.	.	865,600		Year end	12/23/2021
2021	102	FV	850,200	0	.	.	850,200		Year End Roll	12/10/2020
2020	102	FV	834,700	0	.	.	834,700	834,700	Year End Roll	12/18/2019
2019	102	FV	813,900	0	.	.	813,900	813,900	Year End Roll	1/3/2019
2018	102	FV	739,000	0	.	.	739,000	739,000	Year End Roll	12/20/2017
2017	102	FV	660,900	0	.	.	660,900	660,900	Year End Roll	1/3/2017
2016	102	FV	660,900	0	.	.	660,900	660,900	Year End	1/4/2016
2015	102	FV	608,000	0	.	.	608,000	608,000	Year End Roll	12/11/2014

**SALES INFORMATION**

Grantor		Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
RECH DANIEL & F		64495-121		11/12/2014		724,500	No	No		
ROTHFUCHS DEVEL		51497-170		7/29/2008		650,000	No	No		

**BUILDING PERMITS**

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/7/2009	950	Manual	17,425						5/31/2018	Measured	DGM	D Mann
4/4/2007	211	New Buil	310,000			G9	GR FY09	DUPLEX TOWNHOMES	1/26/2009	Meas/Inspect	294	PATRIOT
									1/14/2009	NEW CONDO	BR	B Rossignol
									12/3/2008	MLS	MM	Mary M

**ACTIVITY INFORMATION**

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>																					
Type: 8 - Condo TnHs.		Full Bath: 2	Rating: Very Good	A Bath:	Rating:																												
Sty Ht: 2A - 2 Sty +Attic		3/4 Bath:	Rating:																														
(Liv) Units: 1	Total: 1	A 3QBth:	Rating:																														
Foundation: 1 - Concrete		1/2 Bath: 1	Rating: Very Good																														
Frame: 1 - Wood		A HBth:	Rating:																														
Prime Wall: 2 - Clapboard		OthrFix:	Rating:																														
Sec Wall:	%																																
Roof Struct: 1 - Gable		<b>RESIDENTIAL GRID</b>																															
Roof Cover: 1 - Asphalt Shgl		Kits: 1	Rating: Very Good	1st Res Grid   Desc: Line 1   # Units 1																													
Color: GRAY		A Kits:	Rating:	Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O																	
View / Desir:		Frl:	Rating:																														
<b>GENERAL INFORMATION</b>				WSFlue:	Rating:	Other																											
Grade: B - Good																																	
Year Blt: 2007	Eff Yr Blt:																																
Alt LUC:	Alt %:																																
Jurisdct: G11	Fact: .																																
Const Mod:																																	
Lump Sum Adj:																																	
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>																													
Avg Ht/FL: STD		Location:																															
Prim Int Wal 1M - Drywall		Total Units:																															
Sec Int Wall:	%	Floor: M - Multi-Level																															
Partition: T - Typical		% Own: 50.000000000																															
Prim Floors: 3 - Hardwood		Name:																															
Sec Floors:	%	<b>DEPRECIATION</b>																															
Bsmnt Flr: 12 - Concrete		Phys Cond: VG - Very Good	3.6 %	Exterior:	No Unit	RMS	BRS	FL																									
Subfloor:		Functional:	%	Interior:	1	6	3																										
Bsmnt Gar: 1		Economic:	%	Additions:																													
Electric: 3 - Typical		Special:	%	Kitchen:																													
Insulation: 2 - Typical		Override:	%	Baths:																													
Int vs Ext: S																																	
Heat Fuel: 2 - Gas		NBHD Inf: 1.29999995																															
Heat Type: 15 - H.V.A.C		NBHD Mod:																															
# Heat Sys: 2		LUC Factor: 1.00																															
% Heated: 50	% AC: 100	Adj Total: 897916																															
Solar HW: NO	Central Vac: NO	Depreciation: 32325																															
% Com Wal	% Sprinkled	Depreciated Total: 865591																															
<b>MOBILE HOME</b>				Make:	Model:	Serial #:	Year:	Color:																									
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 044.A-0007-0074.2																													
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value																
More: N	Total Yard Items:																																
Total Special Features:																Total:																	